

064.A

0002

0025.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

867,200 / 867,200

USE VALUE:

867,200 / 867,200

ASSESSED:

867,200 / 867,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		RANGELEY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SOKOLOFF DANIEL C & TAI	
Owner 2:	
Owner 3:	
Street 1: 25 RANGELEY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LOMBARDI KEITH E -	
Owner 2: -	
Street 1: 75 BARTLETT AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2012, having primarily Vinyl Exterior and 2341 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %

Spec Land	J Code
Fact	Use Value
Notes	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	867,200			867,200		315423
							GIS Ref
							GIS Ref
							Insp Date
							07/24/18

**USER DEFINED**

Prior Id # 1: 41225
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	867,200	0	.	.	867,200		Year end	12/23/2021
2021	102	FV	852,500	0	.	.	852,500		Year End Roll	12/10/2020
2020	102	FV	837,800	0	.	.	837,800	837,800	Year End Roll	12/18/2019
2019	102	FV	818,400	0	.	.	818,400	818,400	Year End Roll	1/3/2019
2018	102	FV	747,100	0	.	.	747,100	747,100	Year End Roll	12/20/2017
2017	102	FV	672,800	0	.	.	672,800	672,800	Year End Roll	1/3/2017
2016	102	FV	672,800	0	.	.	672,800	672,800	Year End	1/4/2016
2015	102	FV	642,600	0	.	.	642,600	642,600	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	61195-33		2/13/2013		650,000	No	No		

Sign:	VERIFICATION OF VISIT NOT DATA
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**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018		Measured						DGM D Mann
3/19/2014		NEW CONDO						PC PHIL C

ACTIVITY INFORMATION
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Date	Result	By	Name
7/24/2018	Measured	DGM	D Mann
3/19/2014	NEW CONDO	PC	PHIL C

Sign:	VERIFICATION OF VISIT NOT DATA
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 8 - Condo TnHs.				Full Bath: 3	Rating: Very Good			GAS FIRED FIREPLACES.									
Sty Ht: 3 - 3 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 2									
Color: BEIGE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Very Good			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 2012		Eff Yr Blt:		Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G15		Fact: .		Floor: M - Multi-Level				Totals RMS: 14 BRs: 8 Baths: 3 HB: 1									
Const Mod:				% Own: 50.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRS	FL		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:				2	7	4			
Avg Ht/FL: STD				Phys Cond: VG - Very Good 2.1 %				Additions:									
Prim Int Wal 2 - Plaster				Functional: %				Kitchen:									
Sec Int Wall: %				Economic: %				Baths:									
Partition: T - Typical				Special: %				Plumbing:									
Prim Floors: 3 - Hardwood				Override: %				Electric:									
Sec Floors: %				Total: 2.1 %				Heating:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				General:				2	14	8			
Subfloor:				Basic \$ / SQ: 250.00													
Bsmnt Gar: 2				Size Adj.: 0.75630069													
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 189.056													
Int vs Ext: S				Other Features: 80319													
Heat Fuel: 2 - Gas				Grade Factor: 1.21													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.39999998													
# Heat Sys: 2	% Heated: 100	% AC: 100		NBHD Mod:													
Solar HW: NO	Central Vac: NO	% Sprinkled:		LUC Factor: 1.00													
% Com Wal				Adj Total: 885793													
				Depreciation: 18602													
				Depreciated Total: 867191													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 064.A-0002-0025.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																
<b>IMAGE</b> 																	
<b>AssessPro Patriot Properties, Inc</b>																	